

BOAA Annual Report for 2003
January 28, 2004
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Date: January 9, 2003

Case No: No County items

Applicant:

Location:

Request:

Case Comments:

Decision:

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Date: February 13, 2003

Case No.: BOAA 03-001

Applicant: Stephen C. Brown

Location: Single-family residence located at 6731 Alan-A-Dale Trail in the Killearn Acres subdivision identified by Leon County Parcel Identification Number 14-25-60- AV-025-0.

Request: Request for a variance to construct an addition to a single-family residence extending 8 feet into the rear setback. The required rear setback is 50 feet for a principal structure as per the Killearn Acres Subdivision Plat located in Official Records Book 6, Page 14B.

Case Comments: The parcel is located in the Residential Preservation (RP) zoning district. The single-family structure is situated 56 feet from the rear property line. The proposed addition would allow for the expansion of the family. The Homeowner's Association of Killearn Acres had not responded to the variance request by the meeting date. A greenspace is located behind the property. Staff supported the variance request. A letter dated February 21, 2003 (after the BOAA hearing) was received from the Killearn Acres HOA which supported the request. None of the notified residents responded in favor of or in opposition to the request.

Decision: Variance granted on February 13, 2002. The decision was unanimous with 6 in favor to none opposed. The applicant was allowed to construct an addition to the single-family dwelling, which extended 8 feet into the rear setback.

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Date: March 13, 2003

Case No.: No County items

Applicant:

Location:

Request:

Case Comments:

Decision:

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Date: April 10, 2003
Case No.: No County items
Applicant:
Location:
Request:
Case Comments:
Decision:

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Date: May 8, 2003
Case No.: No County items
Applicant:
Location:
Request:
Case Comments:
Decision:

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Date: June 12, 2003

Case No.: BOAA 03-002

Applicant: Mike Frank

Location: A vacant lot located, in the Eagles Ridge Subdivision and identified by Leon County Parcel Identification Number 14-04-05-B-030-0.

Request: Request for a variance from the Eagles Ridge Subdivision Plat, located in the Official Records Book 11 Page 36, which was platted for zero lot line development on each lot. The principal structure is intended to be built at or near the property line on one side while maintaining at least twelve (12) feet from another principal structure on the adjacent property.

Case Comments: The parcel is located in the Eagles Ridge Subdivision and is currently zoned DRI (Development of Regional Impact). The applicant was proposing to build a single-family dwelling that would be built as close as three feet, six inches from the southern portion of the property line and as close as eleven feet, six inches from the northern portion of the property line. The Golden Eagle Homeowner's Association provided to staff a copy of an agreement for the construction of this proposed structure between the applicant and the adjoining property owner. Five of the homeowner's notified responded in opposition to the request.

Decision: Variance granted on June 12, 2003. The applicant was allowed to construct a single-family dwelling that would be built as close as 3 feet 6 inches from the southern portion of the side property line and as close as 11 feet 6 inches from the northern side of the property line. The vote was passed with five in favor to two opposed.

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Date: July 10, 2003
Case No.: No County items
Applicant:
Location:
Request:
Case Comments:
Decision:

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Date: August 14, 2003

Case No.: No County items

Applicant:

Location:

Request:

Case Comments:

Decision:

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Date: September 11, 2003

Case No.: BOAA 03-003

Applicant: David B. Crosby

Location: Located at 182 Ivernia Loop and identified by Leon County Identification Number 21-12-35- B-053-0.

Request: The request is for a variance from Section 10-1209 which pertains to the Lake Protection (LP) zoning district to allow for an addition to the existing single-family dwelling which would extend ten (10) feet into the rear setback. Lake Protection zoning requires a 25 foot rear setback.

Case Comments: The property is located within the Lakeshore Gardens Recorded Subdivision. The property is zoned Lake Protection (LP). The Lake Protection district requires a 25 feet rear setback. The dwelling is currently situated twenty-seven (27) feet from the rear property line and the proposed addition would extend ten (10) feet into the rear setback. The applicant is proposing to enclose the existing concrete slab on the back of the home. The resulting setback would be approximately seventeen (17) feet. Twenty-five (25) notices were sent to surrounding homeowners and homeowner's associations. No responses were received from the notified homeowners either in opposition or in favor of the request. The Lakeshore Gardens Homeowner's Association approved of the request. Staff recommended approval of the request.

Decision: Variance granted on November September 11, 2003. The applicant was allowed to construct the proposed addition extending approximately ten (10) feet into the rear setback. The resulting setback would be seventeen feet. The vote was unanimous with five in favor to none opposed.

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Date: September 11, 2003

Case No.: BOAA 03-004

Applicant: William J. and Melissa S. Sykes

Location: A vacant lot located on Centerville Plantation Road identified by Leon County Parcel Identification Number 18-35-05-000-004-0.

Request: Request for a variance from Section 10-1115 (c)(1)(b) of the Leon County Land Development Code. This section of the Code pertains to the minimum distance from a communication antenna support structure to a residential lot. The request was to reduce the 300 foot minimum distance to 175 feet on from the east property line and to 295 feet on from the north property line.

Case Comments: The property is located in the Centerville Plantation Unrecorded Subdivision. The property is zoned Rural (R). The previous zoning was Agriculture (A-2). The proposed antenna support structure would extend 125 feet into the eastern property setback and 5 feet into the northern property setback. The applicant had applied for a Permitted Use Verification for the proposed development and was denied based on the inability to meet these setback requirements. Seven notices were sent to homeowners and one was sent to the homeowner's association. Three notified residents responded in opposition to the request.

Decision: Variance request denied on September 11, 2003. The vote was unanimous with five in favor and none opposed.

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Date: October 9, 2003

Case No.: BOAA 03-005

Applicant: D.E.C. Engineering, Inc.

Location: The property is located on the southwest corner of the intersection of North Monroe Street and McKee Road and is identified by Leon County Parcel Identification Number 21-09-51-721-144-0.

Request: Request for a variance from Section 10-208 (12)(a)(1) of the Leon County Land Development Code. The request is to allow landscape credit for the proposed stormwater pond, which will be constructed at an impoundment depth of 30 inches. The applicant also requests that the 100% credit towards the 25% landscape area still apply.

Case Comments: The property is located in the Office-Residential 2 (OR-2) zoning district. As per Code the impoundment depth can be no deeper than 24 inches in order to qualify for landscaping credit. The stormwater pond is part of the required stormwater management system for the proposed "North Monroe Commercial" center which is currently under review by Leon County Growth Management. 35 homeowners were notified along with 5 homeowner's associations. Two notified residents responded in opposition to the request. None of the notified Homeowner's Associations responded in favor of or in opposition to the request. County staff had no objection to the request. After discussion with staff and the applicant, the Board directed the applicant to submit further information to more clearly describe the request.

Decision: Continued to the November 13, 2003 Board of Adjustment and Appeals hearing. The Board also approved the previous meeting's (September 11, 2003) minutes.

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Date: November 13, 2003

Case No.: BOAA 03-005 (Continued from October 9, 2003)

Applicant: D.E.C. Engineering, Inc.

Location: The property is located on the southwest corner of the intersection of North Monroe Street and McKee Road and is identified by Leon County Parcel Identification Number 21-09-51-721-144-0.

Request: Request for a variance from Section 10-208 (12)(a)(1) of the Leon County Land Development Code. The request is to allow landscape credit for the proposed stormwater pond, which will be constructed at an impoundment depth of 30 inches. The applicant also requests that the 100% credit towards the 25% landscape area still apply.

Case Comments: The property is located in the Office-Residential 2 (OR-2) zoning district. As per Code the impoundment depth can be no deeper than 24 inches in order to qualify for landscaping credit. The storm-water pond is part of the required storm-water management system for the proposed "North Monroe Commercial" center, which is currently under review by Leon County Growth Management. The Board had directed the applicant to provide further information regarding the request. On October 31, 2003, the applicant submitted the additional information to County Staff. Thirty-five homeowners along with five homeowner's associations were notified previously of these proceedings. Two notified residents responded in opposition to the request at the previous meeting. None of the notified Homeowner's Associations responded in favor of or in opposition to the request. County staff had no objection to the request.

Decision: Variance granted on November 13, 2003. The applicant would be allowed to construct the storm-water facility at the 30-inch impoundment depth and would still be able to retain the 100% landscaping credit towards the required 25% landscape requirement for the proposed "North Monroe Commercial" site.

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Date: December 11, 2003

Case No.: No County items

Applicant:

Location:

Request:

Case Comments:

Decision: